

Submitted March 14, 2012
Approved as of
Date March 14, 2012

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 04-2012
Wednesday, February 22, 2012**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, February 22, 2012.

PRESENT

David Hill, Chair
Jerry Callistein
Kate Ostell
Don Hadley
Kathleen Cook

Absent: Dion Trahan
John Tyner

Present: Councilmember Bridget Donnell Newton
Susan Swift, Director, CPDS
Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Assistant City Attorney
Jim Wasilak, Chief of Planning
Deane Mellander, Zoning Administrator
David Levy, Chief of Long Range Planning
Cindy Kebba, Planner III

I. COMMISSION ACTION ITEMS

- A. **Zoning Text Amendment TXT2012-00233**, to delete Section 25.08.05.d, which allows for the expansion of off-street parking in connection with a non-conforming use (Pumphrey's Funeral Home).

Mr. Mellander introduced the Zoning Text Amendment.

The Public Hearing was opened and the following speakers addressed the Commission:

1. Phil Bowen, 310 W. Montgomery Avenue, spoke in favor.
2. Doug Reimel, 606 Longwood Drive, spoke in opposition.
3. Susan Prince, 206 Evans Street, spoke in favor.

4. Soo Lee Cho of Miller Miller and Canby, spoke against the text amendment of behalf of Pumphrey's Funeral Home. Robin Corrigan ceded her time to Ms. Lee-Cho.
5. Jack Leiderman, 101 North Street, spoke in support.
6. James Vitol, 11 Wall Street, spoke in favor.
7. Ms. Lee-Cho continued her defense on behalf of Pumphrey Funeral Home. She spoke on the subject of Nonconforming Use and Development Standards Nonconformity.

Ms. Ostell moved, seconded by Mr. Callistein, to recommend Zoning Text Amendment TXT2012-00233, to the Mayor and Council, in that the expansion of a non-conforming use is not in keeping with the Master Plan. The motion passed 4-1, with Commissioner Callistein opposed.

II. WORK SESSION ITEMS

- A. **WORK SESSION - Draft Rockville Pike Plan Seventeenth Work Session:** Draft Plan Table of Contents; Endorsement of Middle Pike Street Frontages; Land Use Table.

Ms. Kebba presented her report and continued discussion on parking standards and land use.

III. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes
 1. Mr. Callistein moved, seconded by Mr. Hadley, to accept the October 26, 2011 minutes for meeting 21-2011. The motion passed 5-0.
 2. Mr. Callistein moved, seconded by Mr. Hadley, to accept the November 11, 2011 minutes for meeting 22-2011. The motion passed 5-0.
- E. FYI Correspondence

IV. ADJOURN

Ms. Ostell moved, seconded by Mr. Callistein, to adjourn the meeting at 10:15 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary